



CODE ENFORCEMENT BOARD MEETING

TOWN OF PALM BEACH

OCTOBER 16, 2025

2:00 PM

TOWN HALL COUNCIL CHAMBERS, 2ND FLOOR | 360 SOUTH COUNTY RD | PALM BEACH, FL 33480

Martin Klein, Chair
Scotch Peloso, Vice Chair
Dave Brooker, Member
Harris S. Fried, Member
Chris Larmoyuex, Member
John McGowan Jr., Member
Pamela Saba, Member
Angel Arroyo, Alternate Member
John P. Cohen, Alternate Member

AGENDA

CALL TO ORDER AND ROLL CALL

PLEDGE OF ALLEGIANCE

MINUTES

1. Code Board Minutes September 18, 2025

APPROVAL OF AGENDA

ADMINISTRATION OF THE OATH

COMMENTS

2. OFFICIALS

PUBLIC HEARINGS

3. Case # CE 25-1881, 217 Clarke Ave., Lasting Impression Landscape Inc.
Violation of Chapter 106, Section 106-1 of the Town of Palm Beach Code of Ordinances states it shall be unlawful to obstruct or cause to be obstructed any sidewalk or crossing in any way.
4. Case # CE 25-1817, 640 Island Drive, Rogers General Contracting: Violation of Chapter 18 of the Town of Palm Beach Code of Ordinances adopts the Florida Building Code F.B.C. 3307 damage to property.
5. Case # CE 25-1668, 1246 N Lake Way, Michelle & Myron Miller: Violation of Chapter 18, Section 18-205 of the Town of Palm Beach Code of Ordinances states the architectural commission may approve, approve with conditions, or disapprove the issuance of a building permit in any matter subject to its jurisdiction only after consideration of whether certain criteria are met.

6. Case # CE 25-1565, 120 N County Road, Palm Beach Orthodox Synagogue Inc.: Violation of Chapter 88, Section 88-18 of the Town of Palm Beach Code of Ordinances requires the exterior of a structure shall be maintained in good repair, structurally sound and sanitary so as not to pose a threat to the public health, safety and welfare.
7. Case # CE 25-1455, 548 N County Road, Claudia & Nelson Peltz: Violation of Chapter 18, Section 18-233 of the Town of Palm Beach Code of Ordinances adopts the Florida Building Code which requires building permits to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure or install, alter, repair, remove, convert or replace any electrical, mechanical or plumbing system.
8. Case # CE 25-1140, 3456 S. Ocean Blvd., Claridges Condominium: Violation of Chapter 18, Section 18-233 of the Town of Palm Beach Code of Ordinances adopts the Florida Building Code which requires building permits to construct, enlarge, alter, repair, move, demolish or change the occupancy of a building or structure or install, alter, repair, remove, convert or replace any electrical, mechanical or plumbing system.

FINE CONSIDERATIONS/REDUCTIONS

9. Case # CE 25-847, 200 N Ocean Blvd., Warden House Condo Association: Violation of Chapter 88 Section 88-18 of the Town of Palm Beach Code of Ordinances requires the exterior of a structure shall be maintained in good repair, structurally sound and sanitary so as not to pose a threat to the public health, safety and welfare.
10. Case # CE 24-1033, 332 S. County Road, 332 South County Road: Violation of Chapter 88, Section 88-19 of the Town of Palm Beach Code of Ordinances states the interior of a structure and equipment therein shall be maintained in good repair, structurally sound and in a sanitary condition. Occupants shall keep that part of the structure that they occupy or control in a clean and sanitary condition. Every owner of a structure containing a rooming house, housekeeping units, a hotel, a dormitory, two or more dwelling units or two or more nonresidential occupancies, shall maintain, in a clean and sanitary condition, the shared or public areas of the structure and exterior property. Chapter 88, Section 88-18 of the Town of Palm Beach Code of Ordinances states the exterior of a structure shall be maintained in good repair, structurally sound and sanitary so as not to pose a threat to the public health, safety or welfare. Chapter 88, Section 88-23(a) of the Town of Palm Beach Code of Ordinances states structures shall be kept free from insect and rodent infestation. Structures in which insects or rodents are found shall be promptly exterminated by approved processes that will not be injurious to human health. After pest elimination, proper precautions shall be taken to prevent reinfestation.
11. Case # CE 25-1167, 336 Australian Ave., Sharon Handler Loeb: Chapter 88, Section 88-18 of the Town of Palm Beach Code of Ordinances requires the exterior of a structure shall be maintained in good repair, structurally sound and sanitary so as not to pose a threat to the public health, safety and welfare. Chapter 88, Section 88-16 of the Town of Palm Beach Code of Ordinances requires the exterior a property and premises shall be maintained in a clean, safe and sanitary condition. The occupant shall keep that part of the exterior property that such occupant occupies or controls in a clean and sanitary condition. Chapter 88, Section 88-17(b) of the Town of Palm Beach Code of Ordinances states private swimming pools, hot tubs and spas, containing water more than 24 inches in depth shall be completely surrounded by a fence or barrier not less than 48 inches in height above the finished ground level measured on the side of the barrier away from the pool. Gates and doors such barriers shall be self-closing and self-latching. Where the self-latching device is not less than 54 inches above the bottom of the gate, the release mechanism shall be located on the pool side of the gate. Self-closing and self-latching gates shall be maintained such that the gate will positively close and latch when released from an open position of six inches from the gatepost. No existing pool enclosure shall be removed, replaced or changed in a manner that reduces its

effectiveness as a safety barrier. Chapter 42, Section 42-126 of the Town of Palm Beach Code of Ordinances does not allow conditions which provide breeding places. Chapter 88, Section 88-17 (a)(b) of the Town of Palm Beach Code of Ordinances states (a) Swimming pools shall be maintained in a clean and sanitary condition, and in good repair. (b) Enclosures. Private swimming pools, hot tubs and spas, containing water more than 24 inches in depth shall be completely surrounded by a fence or barrier not less than 48 inches in height above the finished ground level measured on the side of the barrier away from the pool. Gates and doors in such barriers shall be self-closing and self-latching. Where the self-latching device is not less than 54 inches above the bottom of the gate, the release mechanism shall be located on the pool side of the gate. Self-closing and self-latching gates shall be maintained such that the gate will positively close and latch when released from an open position of six inches from the gatepost. No existing pool enclosure shall be removed, replaced or changed in a manner that reduces its effectiveness as a safety barrier. Chapter 42, Section 42-359(c) of the Town of Palm Beach Code of Ordinances states front, side, and rear yard landscaping shall be maintained in accordance with the town's standard at the time registration was required. Landscape shall include, but not be limited to, grass, ground covers, bushes, shrubs, hedges or similar plantings, or decorative rock or bark.

12. Case # CE 25-731, 480 S. Ocean Blvd., Patricia Kahn Est.: Violation of Chapter 88, Section 88-18 of the Town of Palm Beach Code of Ordinances requires the exterior of a structure shall be maintained in good repair, structurally sound and sanitary so as not to pose a threat to the public health, safety and welfare. Chapter 42, Section 42-359 of the Town of Palm Beach Code of Ordinances states front, side, and rear yard landscaping shall be maintained in accordance with the town's standard at the time registration was required. Landscape shall include, but not be limited to, grass, ground covers, bushes, shrubs, hedges or similar plantings or decorative rock or bark.
13. Case # CE 24-2519, 299 Tradewind Drive, Faye Falcone: Violation of Chapter 18, Section 18-205(a) of the Town of Palm Beach Code of Ordinances states the architectural commission may approve, approve with conditions, or disapprove the issuance of a building permit in any matter subject to its jurisdiction only after consideration of whether certain criteria is complied with. Violation of Chapter 18, Section 18-233 of the Town of Palm Beach Code of Ordinances adopts the Florida Building Code which requires building permits to construct, enlarge, alter, repair, move, demolish or change the occupancy of a building or structure or install, alter, repair, remove, convert or replace any electrical, mechanical or plumbing system.

MEETING SCHEDULE

14. The next meeting is scheduled for November 20, 2025.

ADJOURNMENT

Access this meeting video on the 'Public Meetings' page at www.townofpalmbeach.com.

If a person decides to appeal any decision made with respect to any matter considered at this meeting, they will need to ensure that a verbatim record of the proceedings is made for such purposes, which shall include the testimony and evidence upon which the appeal is to be based.

Disabled persons needing accommodations to participate in this meeting should contact the Town Clerk's Office at (561) 838-5416 at least one day prior to the meeting.

Thursday, September 18, 2025, 2:00 p.m.

Please be advised that in keeping with a recent directive from the Town Council, the minutes of all Town Boards and Commissions will be “abbreviated” in style. Persons interested in listening to the meeting, after the fact, may access the audio from the item via the Town’s website at www.townofpalmbeach.com or may obtain an audio recording of the meeting by contacting the Code Enforcement Board Secretary at (561)227-7080. As a point of reference, you will find the recording times listed on these minutes at the beginning of each item.

CALL TO ORDER:

Chairman Mr. Klein called the hearing to order.

ROLL CALL:

Martin Klein, Chairman
Dave Brooker, Member
Harris S. Fried, Member
Chris Larmoyuex, Member
John McGowan, Member
Pamela Saba, Member
Angel Arroyo, Alternate Member
John P. Cohen, Alternate Member

Mr. Cohen was a voting member for this hearing.

PLEDGE OF ALLEGIANCE:

APPROVAL OF THE AGENDA:

Motion by Mr. McGowan to amend the agenda with moving item #10 up to be first case to be heard and Removing Item # 6 for compliance.

Motions Seconded by Mr. Fried.

Motion passed unanimously.

APPROVAL OF THE AUGUST 21, 2025, CODE BOARD MINUTES.

Motion by Mr. Fried to approve the August 21, 2025, Minutes.

Motion seconded by Mr. McGowan.

Motion passed unanimously.

ADMINISTRATION OF OATH TO TOWN STAFF:

COMMENTS:

PUBLIC HEARING:

Case # CE : 25-1517, 235 Sunrise Ave., CM19, Highland Park Investors II LLC:

Violation Of Chapter 46, Section 46-66 (a) of the Town of Palm Beach Code of Ordinances states there are hereby adopted by the town, for the purpose of prescribing regulations governing conditions hazardous to the health, safety, welfare, life and property from fire or explosion, certain codes in accordance with F.S. §§ 633.202 and 633.208 the "Florida Fire Prevention Code" adopted by the State Fire Marshal Chapter 69A-60 of the Florida Administrative Code, as may be amended, including N.F.P.A. 1 Fire Code, Florida Edition, and the N.F.P.A. 101 Life Safety Code, Florida Edition, both as modified by Chapter 69A-60 of the Florida Administrative Code, all of which are deemed adopted by reference, as fully as if set out at length herein, as the minimum fire safety code. If conflicts exist between the codes, the more stringent shall be applied at the discretion of the fire chief or his or her representatives.

Officer Moriarty presented the facts of the case and entered evidence into the record. Fire Marshall DeLoach gave testimony in the case.

Austin Smith and Maura Ziska were present and gave testimony in the case.

Motion by Mr. Fried to assess a daily running fine in the amount of \$250.00 a day commencing on September 16, 2025, and to continue until compliance is met.

Motion seconded by Mr. McGowan

Motion passed unanimously.

Case # CE 25-1746, 2000 S. Ocean Blvd., Advanced Roofing Inc.:

Violation of Chapter 106, Section 106-1 of the Town of Palm Beach Code of Ordinances states it shall be unlawful to obstruct or cause to be obstructed any sidewalk or crossing in any way.

Officer Rodriguez presented the facts of the case and entered evidence into the record.

The violator was not present and there was a finding of proper notice.

Motion by McGowan of finding of non-compliance, assess administrative fee in the amount of \$150.00 and a fine of \$125.00 to be paid within 30 days of this order.

Motion seconded by Mr. Fried.

Motion passed unanimously.

Case # CE 25-1040, 223 Sunset Ave., 223 Sunset Holding LLC:

Violation of Chapter 42, Section 42-359(c) of the Town of Palm Beach Code of Ordinances states front, side, and rear yard landscaping shall be maintained in accordance with the town's standard at the time registration was required. Landscape shall include, but not be limited to, grass, ground covers, bushes, shrubs, hedges or similar plantings or decorative rock or bark.

Officer Rodriguez presented the facts of the case and entered evidence into the record.

The property owner was not present and there was a finding of proper notice.

Motion by Mr. Brooker of non-compliance assess administrative fee in the amount of \$150.00 to be paid within 30 days of this order and to come into compliance by October 13, 2025 or this case will return for fine consideration at the October 16, 2025 code board hearing.

Motion seconded by Mr. Fried.

Motion passed unanimously.

Case # CE 25-1762, 281 List Road, DC Green LLC:

Violation of Chapter 106, Section 106-1 of the Town of Palm Beach Code of Ordinances states it shall be unlawful to obstruct or cause to be obstructed any sidewalk or crossing in any way.

Officer Felix presented the facts of the case and entered evidence into the record.

Mr. Volper the Site Supervisor, was present and gave testimony.

Motion by Mr. Fried to find non-compliance assess administrative fee in the amount of \$150.00 and a fine of \$300.00 to be paid within 30 days of this order.

Motion seconded by Mr. McGowan.

Chairman called for a roll call vote.

Mr. McGowan	Yes
Mr. Fried	Yes
Ms. Saba	No
Mr. Larmoyeux	No
Mr. Brooker	No
Mr. Klein	No
Mr. Cohen	No

Motion failed by a vote of 2 to five.

Motion by Mr. Larmoyeux to find non-compliance assess administrative fee in the amount of \$150.00 and a fine of \$600.00 to be paid within 30 days of this order.

Motion seconded by Ms. Saba

Chairman called for a roll call vote.

Mr. McGowan	No
Mr. Fried	No
Ms. Saba	Yes
Mr. Larmoyeux	Yes
Mr. Brooker	Yes
Mr. Klein	Yes

Mr. Cohen

Yes

Motion passed by a vote of 5 to 2.

Case # CE 25-1408, 250 Country Club Road, LRG Land Trust:

Violation of Chapter 18, Section 18-233 of the Town of Palm Beach Code of Ordinances adopts the Florida Building Code which requires building permits to construct, enlarge, alter, repair, move, convert or replace any electrical, mechanical or plumbing system.

Officer Felix presented the facts of the case and entered evidence into the record.

The property owner was not present and there was a finding of proper notice.

Motion by Mr. Fried to find non-compliance, assess administrative fee in the amount of \$150.00 to be paid within 30 days of this order and to come into compliance by October 13, 2025, or this case will return for fine consideration at the October 16, 2025, code board hearing.

Motion seconded by Mr. McGowan.

Motion passed unanimously.

Case # CE 25-1232, 361 S. County Road, 361 South County Road LLC:

Violation of Chapter 88, Section 88-18 of the Town of Palm Beach Code of Ordinances requires the exterior structure shall be maintained in good repair, structurally sound and sanitary so as not to pose a threat to the public health, safety and welfare. Chapter 42, Section 42-126 of the Town of Palm Beach Code of Ordinances does not allow conditions which provide breeding places.

Officer Felix presented the facts of the case and entered evidence into the record.

Mr. Mark Freeland was present and gave testimony in the case.

Motion by Mr. Larmoyeux to find non-compliance, assess administrative fee in the amount of \$150.00 to be paid within 30 days of this order and to come into compliance by December 15, 2025, or this case will return for fine consideration at the December 18, 2025, code board hearing.

Motion seconded by Mr. Fried.

Motion passed unanimously.

FINE CONSIDERATION/REDUCTION:

Case # CE 22-1046, 304 S. County Road, Thomas Campaniello:

Violation of Chapter 88, Section 88-16(c) of the Town of Palm Beach Code of Ordinances states sidewalks, stairs, driveways, parking spaces and similar areas shall be kept in a proper state of repair and maintained free from hazardous conditions.

Officer Moriarty reminded the board of the facts of the case.

The property owner was not present and there was a finding of proper notice.

Motion by Mr. Fried to postpone the case until the November 20, 2025, code board hearing.

Motion seconded by Ms. Saba.

Motion passed unanimously.

Case # CE 25-847, 200 N Ocean Blvd., Warden House Condo Association:

Violation of Chapter 88 Section 88-18 of the Town of Palm Beach Code of Ordinances requires the exterior of a structure shall be maintained in a good repair, structurally sound and sanitary so as not to pose a threat to the public health, safety and welfare.

Officer Moriarty reminded the board of the facts of the case. Wayne Bergman gave testimony.

Lisa Reves and Amy Sunny were present on behalf of the property owner and gave testimony in the case.

Motion by Mr. Larmoyeux to postpone the case until the October 16, 2025, hearing but that additional safety barriers will be put in place prior to the hearing or a fine will revert back to the original date of September 19, 2025.

Motions seconded by Mr. Fried.

Motion passed unanimously.

Case # CE 25-1167, 336 Australian Ave., Sharon Handler Loeb:

Violation of Chapter 88, Section 88-18 of the Town of Palm Beach Code of Ordinances requires the exterior of a structure shall be maintained in good repair, structurally sound and sanitary so as not to pose a threat to the public health, safety and welfare. Chapter 88, Section 88-16 of the Town of Palm Beach Code of Ordinances requires the exterior a property and premises shall be maintained in a clean, safe and sanitary condition. The occupant shall keep that part of the exterior property that such occupant occupies or controls in a clean and sanitary condition. Chapter 88, Section 88-17(b) of the Town of Palm Beach Code of Ordinances states private swimming pools, hot tubs and spas, containing water more than 24 inches in depth shall be completely surrounded by a fence or barrier not less than 48 inches in height above the finished ground level measured on the side of the barrier away from the pool. Gates and doors such barriers shall be self-closing and self-latching. Where the self-latching device is not less than 54 inches above the bottom of the gate, the release mechanism shall be located on the pool side of the gate. Self-closing and self-latching gates shall be maintained such that the gate will positively close and latch when released from an open position of six inches from the gatepost. No existing pool enclosure shall be removed, replaced or changed in a manner that reduces its effectiveness as a safety barrier. Chapter 42, Section 42-126 of the Town of Palm Beach Code of Ordinances does not allow conditions which

provide breeding places. Chapter 88, Section 88-17 (a)(b) of the Town of Palm Beach Code of Ordinances states (a) Swimming pools shall be maintained in a clean and sanitary condition, and in good repair. (b) Enclosures. Private swimming pools, hot tubs and spas, containing water more than 24 inches in depth shall be completely surrounded by a fence or barrier not less than 48 inches in height above the finished ground level measured on the side of the barrier away from the pool. Gates and doors in such barriers shall be self-closing and self-latching. Where the self-latching device is not less than 54 inches above the bottom of the gate, the release mechanism shall be located on the pool side of the gate. Self-closing and self-latching gates shall be maintained such that the gate will positively close and latch when released from an open position of six inches from the gatepost. No existing pool enclosure shall be removed, replaced or changed in a manner that reduces its effectiveness as a safety barrier. Chapter 42, Section 42-359(c) of the Town of Palm Beach Code of Ordinances states front, side, and rear yard landscaping shall be maintained in accordance with the town's standard at the time registration was required. Landscape shall include, but not be limited to, grass, ground covers, bushes, shrubs, hedges or similar plantings, or decorative rock or bark.

Officer Felix reminded the board of the facts of the case.

Sharon Loeb and Dan Thomas gave testimony in the case.

Motion by Mr. Larmoyeux to postpone the case until the October 16, 2025, code board hearing but any fines will be retroactive to September 16, 2025.

Motion seconded by Mr. Fried.

Motion passed unanimously.

Case # CE 25-522, 336 S. County Road, 336 Partners Inc.

Violation of Chapter 88, Section 88-18 of the Town of Palm Beach Code of Ordinances requires the exterior of a structure shall be maintained in good repair, structurally sound and sanitary so as not to pose a threat to the public health, safety and welfare. Violation of Chapter 88, Section 88-16 of the Town of Palm Beach Code of Ordinances requires that exterior property and premises shall be maintained in a clean, safe and sanitary condition. The occupant shall keep that part of the exterior property that such occupant occupies or controls in a clean and sanitary condition.

Officer Felix reminded the board of the facts of the case.

The property owner was not present and there was a finding of proper notice.

Motion by Mr. Fried to assess a daily running fine in the amount of \$250.00 a day commencing on September 16, 2025, and to continue until compliance is met.

Motion seconded by Mr. McGowan.

Motion passed unanimously.

Case # CE 25-306, 215 Mediterranean Road, Tatiana Van Zandt:

Violation of Chapter 18, Section 18-233 of the Town of Palm Beach Code of Ordinances adopts the Florida Building Code which requires building permits to construct, enlarge, alter, repair, move, demolish or change the occupancy of a building or structure or install, alter, repair, remove, convert or replace any electrical, mechanical or plumbing system.

Officer Felix reminded the board of the facts of the case.

The property owner was not present and there was a finding of proper notice.

Motion by Mr. McGowan to assess a daily running fine in the amount of \$250.00 a day commencing on September 16, 2025, and to run until compliance is met.

Motion seconded by Mr. Fried.

Motion passed unanimously.

Case # CE 25-55, 323 Seabreeze Ave., Andrea D. Luccio:

Violation of Chapter 18, Section 18-233 of the Town of Palm Beach Code of Ordinances adopts the Florida Building Code which requires building permits to construct, enlarge, alter, repair, move, demolish or change the occupancy of a building or structure or install, alter, repair, remove, convert or replace any electrical, mechanical or plumbing system.

All board members declared ex parte, they received an email from the previous owner's attorney stating the sale of the property.

Officer Felix reminded the board of the facts of the case.

Mr. Guy Rabideau was present and gave testimony on behalf of the new property owner.

Motion by Mr. Larmoyeux to postpone the case until the February 19, 2026, code board hearing.

Motion seconded by Mr. McGowan.

Motion passed unanimously.

MEETING SCHEDULE:

Board secretary Marcote announced the date of the next code board hearing will be held on October 16, 2025.

ADJOURNMENT:

Motion by Ms. Saba.

Motion seconded by Mr. McGowan.

Motion passed unanimously.